

Department	Activity	Action	Note Date	Comments	Document to be Modified	Response
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	As observed in the Level B Village Master Plan 21% of land use is proposed as low density residential zones. Outdoor usage is the significant variable between the identified land use classifications, particularly between low density and high density residential - there is generally less land to irrigate per unit within high density residential areas as compared to that of low density and rural residential areas. Level B should incorporate design standards or criteria designed specifically to lower water usage for outdoor landscaping in Low Density Residential zones to meet 135gpcd 2024 ABCWUA Water Conservation Plan goal.	2016 Level B Master Plan, Zoning Chapter	The Zoning Chapter is revised to incorporate design standards, in a separate section, addressing low water usage landscaping in all zones, but specifically Low Density Residential zones. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. Standards specifically address ABCWUA 2024 Water Conservation Plan goal to meet 135 GPCD.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	Additionally landscape design standards with appropriate techniques and specifications to address lower water usage should also be included. Santolina Master Community will be located in an area with predominantly silty and sandy soils, less than average precipitation, higher than average temperatures and higher evapotranspiration rates compared to other parts of the region. Outdoor water usage could be significantly higher than in other service areas because of this natural variability. The Water Conservation Plan should address exterior best management practices and design criteria specific to the zone that significantly reduce water use and chemical use by proposed densities. For example soil amendment program, passive water harvesting, irrigation design standards and other techniques should be included to address water usage in landscape design.	2016 Level B Master Plan, Zoning Chapter	The Zoning Chapter is revised to incorporate design standards for low water usage landscaping. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. As requested, a revised Water Conservation Plan (Chap 6, Section 1.4) will be supplied prior to the June 26th Environment Hearing to address exterior best management practices.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	A good example of the level of detail and explanation of what is needed is provided in the Stormwater Master Plan. In many instances, the techniques and approaches listed may serve both purposes, particularly as regards outdoor water use and conservation. However, these elements should be evaluated separately with respect to the use of reclaimed water and water conservation principles. This would include separately addressing capture and reuse of rooftop rain water capture from other site runoff which has to be treated as stormwater runoff.	2016 Level B Master Plan, Zoning Chapter	We agree. A revised Water Conservation Plan (Chap 6, Section 1.4) will be supplied prior to the June 26th Environment Hearing to include the level of detail and explanation sought for by this comment.

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PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	SANTOLINA LEVEL B LAND USE PLAN p. 5 ABCWUA letter. The letter was adequate per CPC decision. However it is not adequate for Level B approval a fully executed development agreement is needed prior to approval. Zoning p.16 - The Level B Plan includes portions by land type use Design principles, guidelines; and standards demonstrating how 2024 Water Conservation goals are to be met should be included in the proposed zoning for each land type use. That discussion probably should be addressed in either Chapter 5 or Chapter 6.	2016 Level B Master Plan, Zoning Chapter	The Zoning Chapter now includes 2024 Water Conservation goals for each land use. Future residential development will be required to participate in the Home Builders Association of Central NM Build Green NM program. Chapter 6, Section 1.4 addresses how the ABCWUA's 2024 goals will be met.
PW Natural Resources	PW Natural Resources Review	Completed	2/8/2016	<p>Stormwater Plan p.15. The MS4 permit requirements are briefly summarized, but fail to mention post-construction stormwater management requirements including on-site management of the 90th percentile storm event, the need for post-construction and recurring inspection requirements, and on-going mechanism to ensure effective post-construction operation and maintenance of best management practices. The details of these requirements can be addressed at Level C, but should be at least mentioned in passing at Level B.</p> <p>Stormwater Plan - p.15 The stated percentages listed in Table 4 should be considered as maximum impervious cover limitations allowed. The use of LID techniques implies that efforts, techniques, and approaches should strive to minimize the amount of impervious cover, and particularly the amount of directly connected impervious cover. Please address this table as maximum anticipated impervious cover percentages and techniques that can be used to address the high parking/paving percentages for commercial/industrial; and low density mixed use, and educational/institutional. Also there is a reference to a Table 22.13.1 that doesn't exist in this document.</p>	2016 Level B Master Plan, Zoning Chapter	Additional narrative and design standards will be included in the Level B Plan to address the use of LID techniques. A revised Stormwater Plan will be supplied prior to the June 26th Environment Hearing to address post-construction stormwater management, impervious cover limitations, and removal/correction of the table reference.

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				Water Master Plan p.10 How will reclaimed sewage for reuse purposes be used within the boundaries of this level B, given the lack of infrastructure in the water plan to deliver the same? Where is the conceptual infrastructure identified to convey sewage to the potential future satellite Water Reclamation plant in the southern portion of the Santolina Level A Plan Area and or what is the phasing/ timeline to do so for this Level B plan? And on page 11 the timing of that construction should likely be included in the Development Agreement though here you say its to correspond with the WRMS policy document. But you say later on page 11 that it may be available to the Santolina Level B Plan area will it or will it not be constructed and available for this Level B plan area and if so, in which phasing?	2016 Level B Master Plan, Zoning Chapter	We agree with the request for additional clarity. Accordingly, further explanation and clarity will be supplied prior to the June 26th "Environment" Hearing to address the question of reclaimed sewage infrastructure. However, an initial general response is that reclaimed (reuse) water distribution infrastructure will be provided in appropriate street corridors at the time of initial subdivision/site development activity. Additionally, please note that reclaimed water will not be available to Level B until the Water Reclamation Plant is installed in the Master Plan area (see Level A plans), as can be seen in the Level B Sewer Master Plan. A Development Agreement with the ABCWUA may have more to say about specific timing of the Reclamation Plant.

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Planning	Outside Agencies Review - APS	Favorable	2/9/2016	<p>SPR2016-0001 Santolina is a Level A Master Planned Community that is approximately 13,851 acres, and is bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south and the escarpment area adjacent to the Rio Puerco Valley on the west The master planned area (Level A) will consist of 34,000 residential units built out over the next 40-50 years.</p> <p>After approval of the Level A Master Planned Community in June 2015, the developer is currently requesting approval for Phase 1 Level B Master Planned Community. This phase will include 9,444 dwelling units and will encompass 4,243 acres. Santolina development (Level A Master Plan) will impact G.I Sanchez ES, Painted Sky ES, Jimmy Carter MS, Atrisco Heritage Academy HS and West Mesa HS. Currently, Painted Sky ES, Jimmy Carter MS and Atrisco Heritage HS enrollments exceed capacity; these schools are overcrowded.</p> <p>Albuquerque Public Schools recently built and opened George I. Sanchez K-8 school in 2015-16 to address growth and overcrowding of schools in the southwest quadrant of the District.</p> <p>In addition, with the recent passage of the Bond/Mil Levy 2016 election, APS will continue plans to construct a new K-8 school to alleviate current overcrowding in the Northwest; and specifically, to relieve overcrowding at Painted Sky ES, Jimmy Carter MS, and SR Marmon ES.</p>	N/A	We agree.
Planning	Outside Agencies Review - APS	Favorable	2/9/2016	<p>To address overcrowding at schools noted in the table above, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.</p> <p>(i) Provide new capacity (long term solution)</p> <p>a. Construct new schools or additions</p> <p>b. Add portables</p> <p>c. Use of non-classroom spaces for temporary classrooms</p> <p>d. Lease facilities</p> <p>e. Use other public facilities</p>	N/A	We agree.

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Planning	Outside Agencies Review - APS	Favorable	2/9/2016	<p>(ii) Improve facility efficiency (short term solution)</p> <p>a. Schedule Changes</p> <p>i. Double sessions</p> <p>ii. Multi-track year-round</p> <p>b. Other</p> <p>1. Float teachers (flex schedule)</p> <p>(iii) Shift students to Schools with Capacity (short term solution)</p> <p>a. Boundary Adjustments/Busing</p> <p>b. Grade reconfiguration</p> <p>(iv) Combination of above strategies</p> <p>All planned additions to existing educational facilities are contingent upon taxpayer approval.</p>	N/A	We agree.
Planning	Outside Agencies Review - APS	Favorable	2/9/2016	<p>(i) APS finds that the residential development of 34,000 housing units proposed by the Santolina Master Plan Level A would generate 15,846 K-12 students at build out. These students would need taxpayer approved school facilities at a cost of \$587 million (does not account for cost of land) in today's dollars for construction of 13 elementary schools, 3 middle schools, and 2 high schools.</p> <p>(ii) APS would need approximately 366 acres to develop the 18 schools needed to serve the Santolina Level A Master Development Plan at full build out.</p>	N/A	We have been in coordination with APS throughout this Level B Plan process. We are in discussions with APS to ensure effective planning of future facilities within the Level B Plan area.

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				<p>The following is an addendum to Albuquerque Public Schools comments for SPR2016-0001, a request for approval of Phase 1 Level B Santolina Master Planned Community.</p> <p>(i) This Phase 1 Level B plan covers 28% of the entire Level A Santolina Master Planned community in terms of dwelling units.</p> <p>(ii) APS will be contacting WAHL and seeking to find a consensual and collaborative process that will facilitate the smooth provision of school sites and to possibly obtain assistance from WAHL with the building of schools in the subject area.</p> <p>(iii)According to APS standards, to meet the school needs of the proposed 9,444 housing units in Phase I Level B Santolina Master Plan; the District would need to provide four (4) elementary schools, one (1) middle school and one half (.5) of a high school. Alternatively, if the District chooses to deliver a K8 instructional model, this would call for two (2) K-8 schools and one half (.5) of a High School. APS will provide educational program models that are cost effective and in alignment with the District Curriculum models of instruction. See Attachment for further comments</p>	N/A	We agree.

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Planning	Outside Agencies Review - MRCOG	Favorable	2/11/2016	<p>GENERAL COMMENTS</p> <p>MRMPO concerns are largely related to the size of the Level B Plan Area. At 4,243 acres, it is nearly one third of Santolinas total 13,851 acres. The Planned Communities Criteria (PCC) indicates that Level B Plans are to be submitted for Village Master Plans, Community Center, Employment Center, or Urban Center Plans, and that these plans are typically 650 to 1200 acres in size (PCC, page 38). Having an appropriately sized Level B Plan is important because, in the case of Santolina, the Level B plans are equated with phasing (Level A Plan, page 35). If the Santolina Level B Plan is approved at the currently proposed size, MRMPO strongly recommends a more detailed phasing strategy to ensure predictable and contiguous development, as well as to evaluate important benchmarks (see comments for SANTOLINA Level B MASTER PLAN, pages 80-84). A detailed phasing strategy for the Level B Master Plan would alleviate the majority of MRMPO concerns. Closely related to phasing, MRMPO is concerned about different stages of development of roadways within Santolina during the course of its development: Specifically MRMPO has concerns regarding funding of roadway widening projects, and how multi-modal elements will be accommodated at each stage of roadway development. (see comments for SANTOLINA LEVEL A MASTER PLAN UPDATED TRANSPORTATION MASTER PLAN, page 17).</p>	N/A	<p>As part of this Level B Plan, we are allocating approximately 1,000 acres, or 22% of the Plan area, to Open Space. Additionally, this level B Plan includes the entire Town Center that will serve all of Santolina at full buildout. We recognize that the Town Center will develop over the life of the project. In order to meet the benchmarks set out by the Level A Development Agreement, we are allocating approximately 45% of the Level B Plan area to support institutional, commercial, and businesses.</p>
Planning	Outside Agencies Review - MRCOG	Favorable	2/11/2016	<p>MRMPO is concerned about certain design elements of Santolina in the Level B Master Plan. MRMPO is very encouraged to see the high level of non-residential land uses proposed in the Level B Master Plan. As was demonstrated by the Level A Transportation plan, the development of these non-residential uses will be critical to performance of the surrounding regional roadway network. MRMPO is also encouraged to see a variety of housing densities proposed in the Level B plan and the close proximity of housing to services. This will help shorten automobile trips as well as make alternative transportation options, such as walking, biking, and future transit, more viable. However, MRMPO is concerned that the proposed zoning will be inadequate to ensure the development of certain aspects of the built environment envisioned in the Level A Plan (see comments for SANTOLINA LEVEL B MASTER PLAN, page 12, and pages 16-31).</p>	N/A	<p>We have provided Design Standards to supplement the Zoning Chapter of this Level B Plan. The addition of these standards will alleviate these concerns.</p>



MRCOG Comments February 8, 2015	Document to be Modified	Response
Page 4, Section 1.2.1: This is the only mention of the Jobs-housing ratio in the Level B Plan, and does not provide any additional information other than what is found in the Level A Development Agreement.	N/A	It is anticipated that any further refinement of this shall be addressed in the Level B Development Agreement.
Condition #2 of the Findings and Conditions passed with the Level A Plan states that "A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development."	N/A	Please see our response to the Level A Conditions of Approval included as part of this Matrix.
Pages 8-14, Section 1.5.1 and all of Chapter 2: MRMPO is very encouraged to see the high level of non-residential land uses proposed in the Level B Master Plan. As is demonstrated by the Level A Transportation Plan, the development of these non-residential uses will be critical to performance of the surrounding regional roadway network as Santolina develops. MRMPO is also encouraged to see a variety of housing densities proposed in the Level B plan and the close proximity of housing to needed services. This will help shorten automobile trips as well as make alternative transportation options, such as walking, biking, and future transit, more viable. MRMPO is also very encouraged to see that each proposed elementary school is located along an open space trail, separate from automobile traffic. This will provide safe opportunities to for students to walk and bike to school, helping to address public health issues articulated in the 2040 MTP (Section 3.8).	N/A	We Agree.
Page 11, Section 2.2.2: The boundaries of the Residential Village Centers, which have zoning implications described in Chapter 3, are not clearly defined in the Level B Plan.	2016 Level B Master Plan	The Residential Village Boundaries are based off of the approved Level A Land Use Plan and are also shown in Exhibit 3 of this Level B Plan.
Page 12, Section 2.2.3: MRMPO has concerns about the proposal for a Primary Education Campus and a Secondary Education Campus in the Urban Center District. The character of the Urban Center will be critical to the success of the multi-modal transportation system. In the Level A Plan, the Urban Center is described on page 44 as "a dynamic, high-density core where office, commercial, civic, educational, multi-family residential, retail and entertainment uses come together and serves as a destination for residents to live, work, shop and play. It is defined by a tight network of streets, wide sidewalks, tree- lined streets, unique architectural elements, street furnishings, pedestrian scale elements and urban green space." While educational land uses are among those listed above, the character described is that of an integrated urban environment. MRMPO is not concerned with the proposed educational land use itself, but rather how well it will be integrated into the urban center environment described in the Level A Plan. Underlying these concerns is that recent secondary and primary education developments have not been designed in a way that would fit with the described character of the Urban Center District.	N/A	We have been in coordination with APS throughout this Level B process. We are in discussion with APS/CNM to ensure effective planning of future facilities within the Level B Plan area.



MRCOG Comments February 8, 2015	Document to be Modified	Response
Rather, these developments have been built in a suburban style, with closed access, and are not well-integrated with the surrounding environment (see Attachment 1). MRMPO believes that, in order to fit into the vision of the Urban Center described in Level A, the proposed educational uses must be developed in an urban style with a pedestrian campus, and must be fitted to the Urban Center District as described (see Attachments 2 and 3). MRMPO is also concerned about the size of the proposed education campuses, which totals 177.9 acres (91.3 primary education campus, 86.6 secondary education campus). For reference, that is slightly larger than the portion of UNM main campus bounded by Central Ave, Campus Blvd/Las Lomas Rd, University Blvd, and Girard Blvd 172.04 acres, see Attachment 4).	2016 Level B Master Plan	We have updated the land use map to indicate general school locations that are based on our conversations with APS. The Urban Center Land uses have also been revised to include a more general office/institutional, and education area with additional roadways to better facilitate the grid in this area. This also reduces the size of the land use blocks to a more urban framework. This allows flexibility per our evolving coordination with APS/CNM. We have included institutional/civic uses in this land use area.
Pages 16-31, all of Chapter 3: The Level A Master Plan states on page 29 that the activity centers in Santolina are intended to "serve as vibrant, transit-oriented urban places that encourage walking to destinations throughout each center." This vision is complemented in several other places in the Level A Plan that show the intention to use innovative land use planning strategies in Santolina including form-based zoning (pages 42, 53), transit oriented development or TOD (pages 43, 44, 53) and mixed-use development (pages 31,43, 44, 52). These strategies are important tools that are becoming more widely used across the nation to create built environments that support multi-modal transportation systems. However, the zoning proposed in the Level B Plan is largely based on traditional single-use Euclidian zoning with some variation by district, and there is no mention of TOD or form-based zoning. Certain zoning categories in the proposed Level B Plan do allow for mixed-use, but only as a conditional use. MRMPO recommends, per their mention in the Level A Plan, that TOD and form-based zoning strategies be articulated in the Level B Plan. MRMPO also recommends an incorporation of a true mixed-use zone, and that mixed-use be considered a permissive use where it is currently designated a conditional use in the Level B Plan. These concerns apply in particular to the Urban Center and Village Center Districts. For reference, the Mesa del Sol Level B Plan submitted diagrams and tables to articulate building form dimensions (see Attachment 5). Also for reference, the draft (October 2015) zoning districts proposed for the city of Albuquerque's Integrated Development Ordinance (IDO) provide a good example of how mixed-use zoning strategies can be implemented (see Attachment 6).	2016 Level B Master Plan	We have provided language in the Land Use Chapter that addresses Transit Oriented Development. The Santolina Master Plan envisions a mixed-use community of non-residential and residential uses that are further defined in the Zoning Chapter of this Level B Plan. We have also included Design Standards to ensure that the future built environment supports this mixed-use vision.

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Pages 41-42, Section 4.4.1: Please relate the roadway cross-section design to the surrounding context by providing cross sections for roadways within activity centers. Wider sidewalks in the urban, town and village centers are highly encouraged. For example, please consider a multi-way boulevard where principal arterials boarder the urban center or the town center (see Attachment 7.B). This would allow free flow of regional traffic while also allowing access to the higher intensity adjacent land uses.	N/A	We have provided three new roadway cross-section designs that address this comment and various design considerations.
Page 47, Section 4.6.2: The open space network has the opportunity to provide an off-street trail network that makes highly meaningful connections (to the urban center, village centers, office parks and schools) as well as integrating and connecting with residential development to make for a high quality of life. Depending how the open space trail network interfaces with residences and with roadway crossings, this trail system could provide a locally unique non-motorized network, particularly since it penetrates the urban center from three different directions. MRMPO encourages further planning and development of the open space network to make meaningful connections and foster public space, where people will want to live, travel and recreate. The on-street bikeway network in Exhibit 12 goes above and beyond the Long Range Bikeway System. If the gridded street network continues for the southern portion of Santolina in future Level B submittals, MRMPO expects the on-street bikeway network to be included.	N/A	As future Level B Master Plan areas are submitted, additional on-street bike and pedestrian network will be provided, as they are included in the typical roadway sections.
Page 77, Section 7.6: Remove two references to the MRCOG 2040 projected population on this page. The connotation is that the need for new schools within the Santolina Master Plan area is determined by our projections, and that is not the case.	2016 Level B Master Plan	These references have been removed.

Topic	Hearing Date	Comments	Document to be Modified	Response
Land Use & Zoning	5/26/2016	It could be argued, given the goals of the request and for the Reserve Area, that a greater variety of uses and descriptions of them could be provided either in the Land Use Chapter, or in the Zoning Code for Santolina. Additional details could also be provided for how all of these connect to the wider area in which the site is located.	2016 Level B Master Plan, Zoning Chapter	We have been in coordination with the County Zoning Manager on the Zoning Chapter. We have worked closely with her to update the Zoning Chapter based on our discussion and her comments. We have included two new sections to the Zoning Chapter, one addresses Signage and the other provides Design Guidelines for the Level B Plan area.
Land Use & Zoning	5/26/2016	<b>Types of and density/scale of land uses and zoning should be clearer and consistent.</b> The Santolina Level B Master Plan provides a more detailed Land Use Map and details for each of the land uses than the Level A Plan. However, more detailed information could be provided in the current request about the more specific land uses and densities within Santolina Land Use Areas - for the various areas or neighborhoods that will develop with residential uses, with some additional parameters for density (e.g., average, maximum). Areas that may be of mixed use or mixed densities, or areas that should have residential (urban center, town center) are not detailed as such in the plan. It is still not clear if residential use will be allowed in the Town Center.	2016 Level B Master Plan, Zoning Chapter	We have been in coordination with the County Zoning Manager on the Zoning Chapter. We have worked closely with her to update the Zoning Chapter based on our discussion and her comments. The revised, redline version of the Zoning Chapter will be provided as part of our materials for the May 26, CPC Hearing on Land Use and Zoning.
Land Use & Zoning	5/26/2016	The information listed in the Level B Plan for density under zoning (up to 50 dwelling units per acre) should be described ( e.g., in a table or map) in a manner that demonstrates the development will not exceed the 3 dwellings per acre limit in the Reserve Area. Based on the information provided staff in the Level B Plan, a density higher and number of dwelling units could be achieved than the approximate 9,444 units stated in the plan (page 4).	2016 Level B Master Plan, Zoning Chapter	We have provided narrative and a table as part of Chapter 2. Land Use to indicate how we will not exceed the 3 du/acre limit for the Reserve Area.

Land Use & Zoning	5/26/2016	Additional information could also be given about the different characteristics of business, commercial, and industrial areas, including the range of Floor Area Ratios, and commercial building size. Zoning information for some of the new land use areas, such as open space, educational campus are not provided or consistent with the Level A Plan. Some particular land uses that fall in the residential areas or more intense land use areas such as town center and business park could be identified or described following the original zoning chapter in the Level A Plan (see pages 43-53), Level A Plan. It is not clear if the definitions of land uses included in the Zoning in the Level A Plan should apply to the Level B Plan and will be added to or if the Level B Zoning will adhere to the definitions, land uses, and procedures in the County Zoning Code. Site characteristics and Design Features as in the Level A PC zoning Chapter also do not appear to be carried through into the Level B Zoning.	2016 Level B Master Plan, Zoning Chapter	This Level B Plan builds off of the general intent and vision of the Level A Plan. We have been in coordination with the County Zoning Manager on revisions to the Zoning Chapter (see previous previous response). We have included definitions, where needed, following the County Zoning Code (if available). Additional provisions were included from teh City's Code, wehre the County Code did not address them.
Land Use & Zoning	5/26/2016	<b>Address Compatibility of Land Uses as in the Land Use Plan.</b> The proposed Land Use areas in the Santolina Plan Level B Plan are limited in number and are presented as discrete zones. More information could be provided on how the zones articulate with each other ( e.g., residential and industrial). There could also be discussion of how mixed use areas will be achieved or if there will be transitional areas between more intense and less intense uses within or on the edges of the site. In addition, information could be provided about how the development will articulate in areas of existing development-e.g., along West Central Ave. and the 1-40 Frontage Rd. where there already exists various developments, and some parcels connect to these roads while others do not.	2016 Level B Master Plan, Zoning Chapter	We have provided additional narrative to address the compatibility of land uses. We have also addressed horizontal mixed-use and vertical mixed-use as well as land use connectivity considerations.
Land Use & Zoning	5/26/2016	Although the Master Plan proposes mixed uses, and states it will meet the other requirements of the Reserve Area, such as self-sufficiency, protecting the non-urban development, and being bounded by open space, additional information could be provided.	2016 Level B Master Plan, Zoning Chapter	We have included additional language in the Land Use Chapter that speaks to mixed-use development and Transit Orient Development.

Land Use & Zoning	5/26/2016	It appears that a majority of the property in the Level B Plan falls within the Reserve (3.0 dwelling units per acre density) or the Rural Area (1 dwelling unit per acre). The request shows the intent to meet this requirement, with approximately 9,444 dwelling units proposed on 4,243 acres (shown at approximately 2.23 dwelling units per acre). However, as stated above given the proposed zoning (Zoning Chapter) - with possible densities of up to 30 or even 50 dwelling units per acre, the applicant will need to demonstrate how the allowed gross density will not be exceeded. Staff comment: In order to ensure this overall allowed density is maintained, staff recommends more specific information be provided on the land use map or in a table that shows: Average and maximum residential densities in each of the land use areas. Allocation of the residential units allowed by the Comprehensive Plan in each of the land use areas.	2016 Level B Master Plan, Zoning Chapter	Please refer to our previous response on how we have addressed these density concerns.
Land Use & Zoning	5/26/2016	Policy c states development within Reserve Area shall take place either in accordance with an approved planned community master plan (up to three dwelling units per acre), or in accordance with the standards applicable to Rural Areas. It should be stressed that if the Master Plan fails to meet the criteria, the policies for the Rural Area are used instead of those of the Reserve Area. If this is the case, the allowable density would be approximately one dwelling unit per acre. The Reserve area thus creates a density bonus when the policies are complied with. Staff comment: ensure the allotted density is maintained in the development of Santolina.	2016 Level B Master Plan, Zoning Chapter	Please refer to our previous response on how we have addressed these density concerns.
Land Use & Zoning	5/26/2016	In summary, more information is needed on the specific land use and densities for the Santolina site with reference to their compliance with the Comprehensive Plan goals and policies. It appears that the proposed residential density for the site could exceed that allowed by the Comprehensive Plan. In addition, a conceptual development agreement eventually will need to be provided to show the willingness and ability of the developer to implement the land uses and infrastructure proposed in the Level B Plan.	2016 Level B Master Plan, Zoning Chapter	Please refer to our previous response on how we have addressed these density concerns. The preparation of a Level B Development Agreement is underway.

Land Use & Zoning	5/26/2016	Land Use - Activity Centers - designates existing and future activity centers and corridors in Bernalillo County----on a map and in terms of a hierarchy of centers with specific features (see p.19, Plan). This section could be further addressed in the Santolina Level B Plan, which has different types of commercial and activity centers. It might be helpful to situate the development within the framework provided for Activity Centers in the Comprehensive Plan. In some locations within the Level B plan area, it is not clear where the Village Centers or Neighborhood Centers are located.		This has been more clearly identified on the proposed Zoning Map.
Land Use & Zoning	5/26/2016	IV. Zoning Ordinance/ The Planned Community Zoning for Santolina has been established with the approval of the Level A Plan. However, the request must continue to address the requirements specified in the Planned Communities Zone. The request appears to be relatively consistent with Section 19.5 (Planned Community Zone) for a large-scale community. However, the request may be larger than the village or employment center type development that is identified in both the Level B Planned Communities Criteria and those for Level B development in the B Zoning, where the typical Village size range is 650 to 1200 acres. The applicant will also need to clarify that other Level B Plans will be submitted, with appropriate naming, for the remaining portions of the Santolina development.	2016 Level B Master Plan, Zoning Chapter	We have included narrative in Chapter 8 (Approval Process) that speaks to future Level B Plans. The size of this Level B plan is only slightly larger than and comparable to the first two Level B plans at Mesa Del Sol. The reason for this is to follow through on two seperate commitments mad as part of the Level A Plan process. 1. To preserve the La Ceja Escarpment (almost 1,000 acres of Open Space is preserved), and 2. The designation of a significant acreage (XXX acres) to job producing land uses.
Hearings 1,2, & 3		It appears that these criteria do serve as a guideline for the Santolina Level B Plan, but that more information is needed to show that they have been adequately addressed. As noted in the above comments related to the 'Reserve Area' and also shown in staff and agency comments below, a more detailed analysis of the Level B Santolina Master Plan should be provided for each of the areas -Land use -Environment and Open Space -Transportation system -Government and Public Service In addition, because of limited time to review the Plan and the application, staff will need to provide additional analysis and comments specifically related to the Planned Communities Criteria in the subsequent staff report.	N/A	We have reviewed the subsequent Staff Report and feel that we have address initial and new comments raised regarding Land Use and Zoning.

Hearings 1,2, & 4		V. Southwest Area Plan/Westside Strategic Plan -The Southwest Area Plan and the Westside Strategic Plan both recognize the importance of Master Planned Communities for the vacant areas within the Southwest Area/West Side. They also recognize the importance of attention to environmental issues and jobs development, and location of industrial development and design. It would appear the Santolina Level A Master Plan generally addresses policies in the Southwest Area Plan and the Westside Strategic Plan.	N/A	We agree.



Comments	Response
<b>Jobs-housing</b> 3. The Santolina development shall achieve a reasonable balance between residential uses and employment uses such that it maintains the characteristics of a self-sustaining community. As stated in the Santolina Level A Master Plan, an approximate jobs to housing ratio of 2-1 shall be achieved with a goal of creating no less than 75,000 jobs as indicated in the Level A Santolina Plan at the time of full buildout of Santolina. A plan for attaining the ratio shall be provided in subsequent Level B Plans, such that the anticipated job development shall occur in relation to residential development.	<p>This Level B Plan sets the stage for achieving the jobs to housing ratio set out by the Level A Development Agreement.</p> <p>We are anticipating over 9,000 dwelling units for the first Level B Plan, which requires 1.25 jobs per dwelling unit full build out of the Level B Plan area. The Level B Plan provides for this requirement.</p>
<b>APS</b> 16. The developer will work cooperatively with APS to locate school sites within Santolina, which will be made available to APS on mutually agreeable terms and conditions.	<p>The level A Development Agreement and Level B Plan address this item.</p>

Comments	Response
1. Identification of land uses by parcel, acreage and type - including residential and retail/commercial or other non-residential space.	The Land Use Chapter describes the location, acreage, and uses for each Level B Land Use District. The Level B Land Use Map, located at the beginning of the Land Use Chapter, also provides the location, size, and use of each parcel within the Level B boundaries.
2. Conceptual description of village characteristics in terms of market potential and opportunities, including location and description of village center--parcel sizes by use, suitability to natural topography, intensities; service area of center.	The Land Use Chapter delineates the location, acreage, and mix of uses provided within the Village Center.
3. Location and densities of neighborhoods and neighborhood centers within the village.	The Land Use Chapter and Zoning Chapters identify the location and allowable densities of the neighborhoods within residential village, Village Verde.
4. Delineation of open space system, parks, recreation areas and links among land uses, with identification of proposed ownership, management, and maintenance.	The Land Use and Environment and Open Space Chapters discuss the Level B open space, parks, and recreation areas and identify means of management, maintenance, and ownership.
5. Definition of important design characteristics, including typical streetscapes, signage, building massing and setbacks, landscaping, connections, parking, civic spaces.	The Zoning Chapter identifies design regulations for streetscape, signage, building massing, setbacks, landscaping, connections, parking, civic spaces, etc.